

CHURCHILL PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 8th June 2015 at 7.30 pm in Churchill Community Club.

COUNCILLORS PRESENT

Councillor Valerie Langley	Councillor Brenden Hill
Councillor Bill Carruthers	Councillor Sue List
Councillor Alan Brown	Councillor David Hurst
Councillor Jackie Bush	Councillor Graham Fortune
Councillor Dev Clutterbuck	Councillor Trudy Silverton
Councillor Alan Lovell	Councillor Simon Glanfield

Other Attendees – Clerk Aleana Baird, District Councillor Liz Wells, Parish Liaison Mark Macgregor and 2 members of the public.

15/16.021 Apologies- to receive apologies from Councillors for non-attendance.

Apologies had been received from Councillor Simon Hegarty.

15/16.022 Declarations of interest: To receive alteration/amendments to the register of interests: To receive declarations of interest on agenda items.

Councillor Alan Brown declared a non-disclosable interest in planning application 15/P/1178/F the applicant lived a short distance from his home.

Councillor Jackie Bush declared a disclosable pecuniary interest in agenda item 6i) as her land was adjacent to the proposed development land and left the room for this item. She also declared an interest in agenda item 14 as one of the listed payments was the Chairman's Allowance; she had left the room at the meeting (May 11th 2015) having declared a disclosable pecuniary interest when the decision to make the payment was made. At this meeting she did not take part in the vote to agree the June payments. She also declared a non-disclosable pecuniary interest in application 15/P/1151/F as she lived a short distance from the site of the application.

15/16.023 To confirm and sign the minutes of the meeting held on 11th May 2015.

RESOLVED: that the minutes of the meeting held on 11th May 2015 were confirmed by those present as a correct record and signed.

15/16.024 Public Participation.

The applicant for 15/P/1151/F spoke regarding the reasons for his application.

15/16.025 To receive report from District Councillor.

District Councillor Wells has spoken to the planning department regarding the application for housing development off the A38/Says Lane which had been received but was not yet registered as further reports and information were required.

15/16.026 Parish Liaison Officer Report.

The following matters were raised with Mark Macgregor, a loose manhole cover on the A38 at Churchill Rocks past the entrance to Doleberrow on the left side, the edge of the road opposite Churchill Court had dropped away creating a deep gully, the same had occurred on King Road after the brow of the hill going onto the bends in the woods.

The gullies needed emptying on Dinghurst Road and New Road and a deep pothole had appeared in the middle of the road 200 yards towards Congresbury after Pudding Pie Lane. Mark Macgregor gave an overview of his role at North Somerset Council for the benefit of new Councillors.

15/16.027 Planning

To Receive Planning Decision Notices and Information

Planning approval decision notices.

- i) 15/P/0739/F – Mrs T Rac, land adjacent to the Nelson Arms, Skinners Lane, Churchill. Change of use from agricultural land to equestrian including the erection of stables/hay store, hardstanding, access track and parking area for private equestrian use.
- ii) 14/P/2449/F – Mr K Clark, Wenlock House, Dinghurst Road, Churchill, BS25 5PN. Erection of a detached garage.
- iii) 15/P/0976/PDA – Land to the west of Ladymead Lane, Langford. Prior notification for the construction of an agricultural track.
- iv) 15/P/0770/F – Taylor Pant Ltd, Warren Lane, Bath Road, Langford, BS40 5EB. Change of use of existing workshop, vehicle servicing and office building to a covered, open plan storage area. Alterations to existing building to include raising the roof height on north elevation. Erection of a two storey workshop, vehicle servicing and office building. Alterations to the existing access to include new electric gates.
- v) 15/P0919/F – Mr & Mrs Day, Paramount, 8, The Drive, Churchill, BS25 5PL. Erection of a garden annexe following demolition of existing garage.

Planning Appeals.

APP/D0121/D/15/3010650 – Mr & Mrs Jackson, Fig Tree House, Front Street, Churchill, BS25 5NG. Proposed increase size of existing front dormer (14/P/2506/F)

***** Councillor Jackie Bush left the room and Vice Chair Alan Brown took the Chair for the following item.**

Matters for decision regarding development in the Parish.

i) To consider the results of the parish development questionnaire and to consider the response to the proposal from Edward Ware Associates for Parish Council allotment land on Pudding Pie Lane.

208 questionnaire responses had been received and a petition from “Save our Allotments” with 197 signatures. The allotment proposal question 1 – 199 No, 7 Yes and 2 no answer. Hence with the petition, 396 said no.

RESOLVED: that the Parish Council did not agree to the proposal for field 2 of the allotments which would have allowed access to the land at the rear of the allotments for housing development.

***** Councillor Jackie Bush returned to the meeting and took the Chair.**

ii) To agree the terms of reference for the Development Working Party and to form an initial action plan of work for the forthcoming month.

RESOLVED: that the terms of reference for the Development Working Party were agreed.

A meeting of the working party was to be arranged to correlate the questionnaire responses for use as future reference, to work on S106 for future developments and to begin background work on the planning proposals the Council are aware maybe forthcoming shortly.

iii) To consider and approve the designated area for a Neighbourhood Development Plan.

Councillor Alan Lovell and Councillor Simon Hegarty had attended a meeting with NSC Planners to discuss Neighbourhood Plans. He wished to thank the planners for their most informative and helpful advice. He felt there was future value in having a plan and currently

had 7 parishioners willing to help. He proposed preparing a plan on the basis of the area being within the parish boundary.

RESOLVED: to proceed with the process of designating the area for a neighbourhood plan based on all the area within the parish boundary.

A brief discussion on funding for the plan, land for business, housing need and traffic management within planning ensued.

Planning Applications

i) 15/P/1045/F – Mr A Hydes, Woodcroft, Bath Road, Langford, BS40 5EB. Erection of a radio mast.

RESOLVED: to recommend NOT supporting application 15/P/1045/F. The visual impact of the mast on the surrounding area, neighbouring properties and its location very close to the AONB. Concerns were also raised regarding the setting of a precedent in terms of the height of other structures that may come forward i.e. wind turbines. There may also be possible interference with TV signals and radio comms by the mast

ii) 15/P/1151/F – Mr R Jones, Land off Jubilee Lane, Langford, BS40 5EJ. Formation of a new vehicular access.

RESOLVED: to recommend NOT supporting application 15/P/1151/F. The documentation presented was not clear and contained inaccuracies which precluded making an informed assessment of the proposed access.

iii) 15/P/1178/F – Mrs K Jenkins, Sherwood, New Road, Churchill, BS25 5NW. Change of use from a dwelling to a dwelling with attached cattery with erection of two buildings providing up to 25 pens and increase parking and turning area.

RESOLVED: to unanimously recommend NOT supporting application 15/P/1178/F. The proposal was introducing a business into a back garden which has residential dwellings on both sides and this was not considered appropriate. The proposal would have a negative impact on the amenity of neighbouring property. There had been flooding problems at the locality and concerns were expressed that in order to mitigate this it may require the raising of the cages which would increase the visual impact on the adjacent properties. The additional lighting required for the business was also a concern. The parking provision and the turning space should there be a number of visitors to the business may not be adequate and result in parking on the A38.

***** District Councillor Wells and Parish Liaison Officer Mark Macgregor left the meeting.**

iv) 15/P/1180/ADV – Mrs K Jenkins, Sherwood, New Road, Churchill, BS25 5NW. Display of 1no free standing hanging sign.

RESOLVED: to unanimously recommend NOT supporting application 15/P/1180/ADV.

v) 15/P/1186/F – Mr J Alderson, Oak House, Pudding Pie Lane, Langford, BS40 5EL.

Erection of a single storey garage side extension, a single storey garden room side extension, a porch to front of the property, a single storey rear extension and a two storey rear extension.

RESOLVED: to unanimously recommend supporting application 15/P/1186/F. The proposal was on a large site with ample space to accommodate the extension and a considerable distance from any neighbouring properties, it therefore had no negative impact on the surrounding area.

vi) **15/P/1194/F – Mr N Williams, 3, Orchard Walk, Churchill, BS25 5NF.** Erection of a two storey side extension following demolition of existing garage. Changes to roof to include dormer windows to front and rear elevation.

RESOLVED: to unanimously recommend supporting application 15/P/1194/F. The side extension was similar to a number of others that had been carried out in the road and there was no increase in the actual footprint of the building.

vii) **15/P/1207/F – Mr A Murray, Thurlow, Greenwell Lane, Langford, Churchill, BS40 5HR.** Application to remove condition 8 attached to planning permission 14/P/2167/F (erection of a dwelling) which requires the dwellings to be constructed to a minimum of Code Level 3 of the Code of Sustainable Homes.

RESOLVED: to unanimously recommend supporting application 15/P/1207/F.

viii) **15/P/1196/WT – Mr K Stuckey, University of Bristol, Langford House, Stock Lane, Langford, BS40 5DU.** T1 x Copper – reduction of crown up to 2.5m to gain clearance from building and electricity cable; T2 x Cherry – reduction of crown up to 2.5m to gain clearance of building; T3 x Yew – lift crown to height of 2.5m.

RESOLVED: to unanimously recommend supporting application 15/P/1196/WT.

15/16.028 Auto enrolment into a pension scheme for Parish Staff – to consider selecting 2 members of the Finance Committee to carry out research into the process and provision of the schemes on offer.

Councillor Graham Fortune and Dev Clutterbuck agreed to work on auto enrolment.

15/16.029 To discuss the future use of the old doctors surgery being changed to residential accommodation.

RESOLVED: to “in principle” support the change of use to residential accommodation.

RESOLVED: that the Clerk appoint a solicitor and inform Mr Lewis that any matters regarding the extension of the lease should be made to the solicitors.

15/16.030 To consider giving a view in principle on the possible use of the shop at Grove Nursery being changed to a post office /coffee shop / café.

RESOLVED: “in principle” to support the possible change of use of the shop to a post office/coffee shop.

15/16.031 To consider re-joining the Parish Council Airport Association – Annual subscription £50.

RESOLVED: to re-join the PCAA for another year.

15/16.032 To consider the annual subscription to Somerset Playing Fields Association Minimum £15 has increased from £10 last year the Parish Council gave £25.

RESOLVED: to pay an annual subscription of £25.

15/16.033 To consider quotes for various work instructed as a result of the April site walk about by the Leisure Committee.

RESOLVED: that all the following quotes from B2F were accepted and the work instructed.

Quote 1

Re shape and grade using new soil and turf all sides of both skateboard ramps as discussed.
Total Cost £185.00

Quote 2

Carry out repairs and re fix base of skate ramp flush with hard surface.

Total Cost £120.00

Quote 3

Clear and dig out area behind sports club underneath existing container, Remove all waste and skip, cut back all tree roots and dig out as possible, treat and kill any roots , dig out area and supply and lay a new geotex membrane, finally supply and compact a 150mm > 200mm scalping sub base to the whole area.

Included is the creating of a split level to keep new ground height below club damp proof course.

Total Cost £760.00

15/16.034 To consider a quote for a new container for Football Club storage.

RESOLVED: to accept a quote of £2,150.00 ex vat from Masters Aviation Services Ltd for a 20ft x 8ft container.

15/16.035 Accounts.

To receive and confirm the payments for June 2015.

RESOLVED: The payments were agreed and signed with total expenditure of £5,549.99.

15/16.036 Clerk’s Report

- i) Councillors wished the developer for 35 dwellings on Pudding Pie Lane to present at the July 6th Council meeting under a specific headed agenda item.
- ii) The Cricket Club had asked permission to install an alarm and camera on the cricket pavilion; Councillors agreed.
- iii) Councillors agreed that the Clerk would include details of the 43 dwelling development off Says Lane in a flyer or in the next Tower due out on 6th July, which ever was the most appropriate for time scales.
- iv) The next Tower was due for submission to NSC graphics next week (approx cost between £100 & £200) and the Clerk considered there was plenty of material for the next edition. She was to inform the working group of that material should they wish to add to it.

15/16.037 Matters for Information

- i) Councillor Alan Lovell was happy to commence the process of a neighbourhood plan but asked if more help could be offered. The Clerk was to promote this in the next Tower.
- ii) Councillor David Hurst suggested that at the next big meeting it would be helpful to have a PA system as the back of the meeting had difficulty in hearing at the Open Evening.
- iii) Councillor Alan Brown reported the burial ground gates had distorted slightly and may benefit in the first instance from greasing.
- iv) The clerk was asked to see what had happened about the rubbish at the back of the school.
- v) Councillor Trudy Silverton raised the fact that a property on the Batch had opened a campsite and a number of residents were concerned. It was suggested they all report it to planning enforcement.
- vi) Councillor Dev Clutterbuck mentioned the issues with the new build at Stonewell Cottage, Front Street and Councillor Jackie Bush updated members regarding the issues.
- vii) Councillor Jackie Bush had received a call about human waste being found in the Budgens bus shelter, she also raised the marking of the Millennium oak on Turnpike field being marked with a plaque. The Clerk would investigate. The photo ID badges needed renewing; the Clerk would progress this.

Meeting closed 9.45 pm.

CHAIRMAN.....

DATE.....

